

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 8/12/2024

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 p.m.
Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Delores Martin
William Richardson

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
James McClain, Administrative Captain
Ellie Roohbakhsh, Associate Planner
Jessica Portie, Assistant City Planner
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve Preliminary Plat for Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, 15, AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson
No: None
Absent: Christy Kennard
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 80.992 ACRES, LOCATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, SEC. 71, ABSTRACT NUMBER 291 BRAZORIA COUNTY, TEXAS, BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, ALL OF LOTS 44-46 AND 52-55 OF EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION PLAT OF RECORD IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, AND A PORTION OF A 40-FOOT WIDE ROAD RECORDED IN VOL. 2, PG. 81, B.C.P.R., ABANDONED BY ORDINANCE NO 2023-O-23, BRAZORIA COUNTY, TEXAS.

Staff recommends approval with one condition:

1. The acreage in the provided tax certificates does not match the acreage on this proposed plat. Please provide the tax certificates that cover the entire acreage to ensure accuracy and consistency (Section 62-41 (b) (17)).

PDZ Member Ryan Miller made the motion to approve with the condition. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson
No: None
Absent: Christy Kennard
Abstained: None

- B. Consideration and possible action to approve the Final Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.656 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION

RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

Mary Ann Atkinson shares her frustration with how many conditions there are and feels it is wasting staff's time. She recommends denying the item.

Several other PD&Z members share in her frustration.

Staff and PD&Z members discuss the resubmittal process and what it entails.

The idea behind denying it is to set a precedent.

Elaheh Roohbakhsh shares that the plat resubmittal fee

PDZ Member Ryan Miller made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

No: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

Absent: Christy Kennard

Abstained: None

- C. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:23 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS